

EAST MANCHESTER TOWNSHIP
Board of Supervisors
July 9, 2013

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Barry E. Rudisill, Attorney Andrew Miller, Dave Gentzler, Manager/Secretary/Treasurer, Engineer Byron Trout, Zoning Officer Jon Beck, Recording Secretary, and 11 citizens.

At a regular meeting held at the township building, Chairman Steven H. Gross, Jr. called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was given to the Flag of the United States of America.

Chairman Gross disclosed that the Board has not met nor conducted any business since the meeting on June 11, 2013.

Motion by Supervisor Rudisill, second by Supervisor Naylor, to approve the minutes of the meeting of June 11, 2013. All members voted aye; motion carried.

Public Comments

None at this time.

Emergency Services Report

Chief Stevens gave the report for the combined fire companies – the month of June and the six-month report as well. The merger process is moving forward, with paperwork being reviewed and approved.

Motion by Supervisor Naylor, second by Chairman Gross, to adopt both the Eagle and Union Fire Company Agreements for Fire Protection Services. All members voted aye; motion carried. It was noted that when the merger process is completed, the paperwork will be completed in the new company's name.

Motion by Supervisor Naylor, second by Chairman Gross, to award the following:
\$35,000 EACH to Mt. Wolf and Manchester Fire Departments for Fire Protection;
\$13,000 EACH to Mt. Wolf and Manchester Fire Departments for the Fire Equipment

Fund;

\$2,500 EACH to Mt. Wolf and Manchester Fire Departments for the Fire Retention

Fund; and

\$2,500 to the Mt. Wolf Senior Center. All members voted aye; motion carried.

Special Request

York County Planning Request – Mr. Trout presented the information regarding the Chesapeake Bay Pollution Reduction Plan. The County is requesting that the Township opt in or out of the completion of the plan. Mr. Trout recommends opting in, especially as there's no cost involved at this point. A bit trickier will be the implementation of the plan, with many details and cost figures being unclear at this point. The Township will have a second opportunity to either adopt the County plan or to develop its own plan. If the Township opts out of the County plan, it has one year within which time to develop and implement its own Chesapeake Bay Pollution Reduction Plan. The Township has been doing many of the recommended procedures for the last several years, but they're not specific to the Bay Plan. It's good to know that the Township can commit to this Plan initially, with the option to back out at the second stage. Mr. Trout cannot give a monetary cost figure of a possible Township option, as he is having trouble

identifying the standards for which to aim.

Motion by Chairman Gross, second by Supervisor Rudisill, to opt into the County's Chesapeake Bay Pollution Reduction plan at this time. All members voted aye; motion carried.

Correspondence

Solicitor's report – Attorney Andrew Miller

- Comcast Cable Agreements – Mr. Miller has advertised the cable agreement for adoption by ordinance. A public meeting was convened for public comment regarding the adoption of this ordinance. There were no comments or questions from the audience. Supervisor Rudisill is disappointed that high-speed internet access will not be made available to all Township buildings/entities at no charge; only the Township Offices will be provided that service at no charge, per Comcast's policy. Public meeting closed. **Motion by Supervisor Naylor, second by Supervisor Rudisill, to adopt Ordinance 2013-1, authorizing execution of the Cable Franchise Agreement and the cable drop agreement as presented. All members voted aye; motion carried.**
- July 24, SALDO and Zoning Ordinance review meeting; also to discuss ordinance regulating traffic in the Township. Mr. Miller presented this draft ordinance for review prior to the meeting.
- Hazard Mitigation Plan Resolution – **Motion by Chairman Gross, second by Supervisor Naylor, to adopt Resolution #2013-6, adopting the County's Hazard Resolution as the Township's. All members voted aye; motion carried.**
- **Motion by Supervisor Naylor, second by Supervisor Rudisill, to adopt the Emergency Operation Plan as presented. All members voted aye; motion carried.**
- 5100 North Sherman Street – to be addressed in an Executive Session following tonight's meeting
- Dedication of Saginaw Park – to be addressed in an Executive Session following tonight's meeting.
- Question by Chairman Gross regarding the inclusion of the Moro property into the Ag Preservation Program. Mr. Miller noted that the owner is in Colorado and would rather not be required to be present at a hearing to adopt this property into the program. If the Township does nothing in 180 days, the property will be automatically entered into the program. Perhaps that would be the best course of action, since the owner lives so far away.

Engineer's report – Byron Trout

Inspections – met at Meeting House Road for repairs; not all completed. Mr. Trout will keep checking on the progress to ensure the work is done timely and properly.

Surety Reductions – Wellspan -- **Motion by Chairman Gross, second by Supervisor Rudisill to reduce the surety for Wellspan by \$377,128.73, leaving a balance of \$41,161.37. All members voted aye; motion carried.**

Mr. Trout talked with Keystone about Green Ridge; things are progressing. Streets should be available for adoption at the August meeting.

Chairman Gross asked about the Espresso Way connection; Mr. Trout reported that the meeting for today has been rescheduled.

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority – minutes are available for review. Supervisor Rudisill had a different understanding of the sewer financing rate than was reported in the minutes. From the audience, Joel Klinedinst clarified.

Recreation Board – no minutes available.

Zoning Officer – no questions on Mr. Beck's report.

Public Works Director – no questions on the report

York Water Company Hydrant Placement – permits requested to extend public water to York Haven, including the addition of three hydrants and relocating some other hydrants.

Motion by Supervisor Rudisill, second by Supervisor Naylor, to approve the placement and relocation of the hydrants as referred to in the letter from York Water Company. All members voted aye; motion carried.

Land Development/Subdivision –

Starbucks – Eric Hoover with NuTech Designs was present on this Final Subdivision Plan #512033-00, Revision #2 dated 7/3/13. The applicants want to add a small building addition to house some equipment. No storm water management plan is required. Mr. Trout noted that the UPI number must be filled in, and the waivers must be added. Mr. Hoover will see that this is done.

Motion by Supervisor Rudisill, second by Chairman Gross, to approve the waivers for Starbucks Final Land Development Plan as follows:

Section 208.21, prelim plan; Section 208-46B, street ROW 60'; Section 208-46.f.5, 150' clear sight triangle; and Section 208.47, curbs and sidewalks. All members voted aye; motion carried.

Motion by Supervisor Rudisill, second by Supervisor Naylor, to approve the Starbucks Final Subdivision Plan #512033-00, with the addition of the UPI number and waiver information. All members voted aye; motion carried.

Supervisor's comments

Vice Chairman David L. Naylor – total hours for part-time help? The cost is NTE \$7500 as budgeted, so total hours are not known yet. Working out great so far. Laucks looks good. Park harassment – some out of town children were asked to leave (Manchester Park); was this during the summer program? Who exactly requested that they leave? Uncertain. Not a good situation, no matter what the answers are.

Supervisor Barry E. Rudisill – none at this time.

Chairman Steven H. Gross, Jr. – none at this time.

Motion by Chairman Gross, second by Supervisor Rudisill, to pay the bills as presented. All members voted aye; motion carried.

Motion by Chairman Gross, second by Supervisor Rudisill, to recess to Executive Session to discuss real estate matters. All members voted aye; motion carried. The meeting recessed at 7:51 p.m.

Chairman Gross reconvened the meeting at 9 PM. It was noted that the board was in executive session for discussion of the purchase of real estate and no other matters were discussed.

Motion by Vice-Chairman Naylor to purchase the property at 5100 N Sherman Street Extd, Resolution 2013-7. Second by Supervisor Rudisill. No Discussion. All members voted aye.

Motion by Chairman Gross to agree to accept the deed to Saginaw Park. Second by Vice-Chairman Naylor. No Discussion. All members voted aye.

Chairman Gross – any other business?

Motion by Vice-Chairman Naylor to pay the SPCA a prorated amount of \$1836 and agree to the 2014 contract. Second by Chairman Gross. Chairman Gross noted he seconded the motion to open the floor for Discussion - Chairman Gross does not agree with the options given by the SPCA. Vice Chairman Naylor – we are not losing anything. Chairman Gross – we paid only \$2500 for the entire year in the past. Vice-Chairman Naylor – costs have increased. **Chairman Gross- All in favor? Vice-Chairman Naylor –Aye. Motion Failed.**

Motion by Chairman Gross to pay the SPCA \$2000 for the remainder of 2013, and track our usage for the remainder of 2013. No Discussion. All in favor? Chairman Gross and Vice Chairman Naylor – Aye. Supervisor Rudisill – Nay. Motion Carried.

Motion by Vice-Chairman Naylor to give free recycle bins to Township residents, staff documents who receives the bins and limit them to one of each a year. Supervisor Rudisill second. All members voted aye.

Motion by Chairman Gross, second by Supervisor Rudisill, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:40p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary